



COUNTY OF LOS ANGELES

DEPARTMENT OF PUBLIC WORKS

"To Enrich Lives Through Effective and Caring Service"

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ADDRESS ALL CORRESPONDENCE TO:
P.O. BOX 1460
ALHAMBRA, CALIFORNIA 91802-1460

September 30, 2004

IN REPLY PLEASE
REFER TO FILE:

MP-6
181-107.042

The Honorable Board of Supervisors
County of Los Angeles
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

Dear Supervisors:

**STORM DRAIN BOND ISSUE PROJECT NO. 107,
BRANFORD STREET-CANTARA STREET DRAIN - PARCEL 6EX
SALE OF SURPLUS PROPERTY - CITY OF LOS ANGELES
SUPERVISORIAL DISTRICT 3
3 VOTES**

**IT IS RECOMMENDED THAT YOUR BOARD ACTING AS THE GOVERNING BODY
OF THE LOS ANGELES COUNTY FLOOD CONTROL DISTRICT:**

1. Find this transaction categorically exempt from the provisions of the California Environmental Quality Act (CEQA).
2. Declare the fee interest in Storm Drain Bond Issue Project No. 107, Branford Street-Cantara Street Drain, Parcel 6EX (4,424 square feet), located on the northwesterly side of the drain, approximately 445 feet southwesterly of San Fernando Road in the City of Los Angeles, to be no longer required for the purposes of the Los Angeles County Flood Control District.
3. Authorize the sale of Parcel 6EX to the adjacent property owner, J.A.S. Holdings, LLC, for \$28,756.
4. Instruct the Chairman to sign the enclosed Quitclaim Deed and authorize delivery to the Grantee.

PURPOSE/JUSTIFICATION OF RECOMMENDED ACTION

This action will allow the District to sell a parcel of surplus property to the adjacent property owner, J.A.S. Holdings, LLC. The District acquired fee title to Parcel 6EX as part of the land needed for the project. Construction has been completed, and the subject parcel lies outside of the required right of way. The adjacent property owner, who requested to purchase this property, is considered to be the logical purchaser.

Implementation of Strategic Plan Goals

This action is consistent with the Strategic Plan Goal of Fiscal Responsibility. The revenue from the sale will be used for flood control purposes. Furthermore, the sale will eliminate the need to maintain the property and reduce the District's expenses and liability.

FISCAL IMPACT/FINANCING

The proposed selling price of \$28,756 represents the market value. This amount has been paid and deposited into the Flood Control District fund.

FACTS AND PROVISIONS/LEGAL REQUIREMENTS

As required by California Government Code Section 65402(c), a notification of the proposed sale was submitted to the City of Los Angeles' Planning Department for its report as to conformance with the adopted General Plan. Since no answer was received within the 40-day period as stipulated in this Section, it is conclusively deemed the proposed sale is in conformance with the adopted General Plan.

The sale is not considered adverse to the District's purposes and will not hinder the use of the channel for possible transportation, utility, or recreational corridors. The Quitclaim Deed does not transfer rights to any oil, gas, petroleum, or other hydrocarbons and minerals. The enclosed Quitclaim Deed has been approved by County Counsel and will be recorded.

ENVIRONMENTAL DOCUMENTATION

The sale of this property is categorically exempt from CEQA, as specified in Class 12 of the Environmental Document Reporting Procedures and Guidelines adopted by your Board on November 17, 1987, Synopsis 57, and Section 15312 of the State CEQA Statutes and Guidelines.

The Honorable Board of Supervisors
September 30, 2004
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IMPACT ON CURRENT SERVICES (OR PROJECTS)

None.

CONCLUSION

This action is in the District's best interest. Enclosed are an original and two duplicates of the Quitclaim Deed. Please have the original and duplicates signed by the Chairman and acknowledged by the Executive Officer of the Board. Please return the executed original and one duplicate to this office, retaining one duplicate for your files.

One approved copy of this letter is requested.

Respectfully submitted,

DONALD L. WOLFE
Interim Director of Public Works

AT:bw
P6:2263CBRDLTR

Enc.

cc: Auditor-Controller (Accounting Division - Asset Management)
Chief Administrative Office
County Counsel

WHEN RECORDED
MAIL THIS DOCUMENT AND
TAX STATEMENT TO:

J.A.S. Holdings, LLC
12439 Magnolia Boulevard, Suite 185
Valley Village, CA 91607

Space Above This Line Reserved for Recorder's Use

Documentary transfer tax is \$ _____
() computed on full value of property conveyed, or
() computed on full value less value of liens and
encumbrances remaining at time of sale

Assessor's Identification Number:
2624-019-901 (Portion)

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT

By _____

QUITCLAIM DEED

For a valuable consideration, receipt of which is hereby acknowledged, the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, a body corporate and politic, does hereby remise, release and forever quitclaim to J.A.S. HOLDINGS, a California limited liability company, all its right, title, and interest in and to the real property in The City of Los Angeles, County, of Los Angeles, State of California, described in Exhibit "A" attached hereto and by this reference made a part hereof.

EXCEPTING AND RESERVING all oil, gas, petroleum, and other hydrocarbons and minerals, but without right of entry to the surface of said land.

Dated _____

LOS ANGELES COUNTY FLOOD CONTROL DISTRICT,
a body corporate and politic

By _____
Chairman, Board of Supervisors of the
Los Angeles County Flood Control District

(LACFCD-SEAL)

ATTEST:

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

181-107
BRANFORD STREET-
CANTARA STREET DRAIN 6EX
181-107-RW4
S.D. 3 M0322006

By _____
Deputy

STATE OF CALIFORNIA)
) ss.
COUNTY OF LOS ANGELES)

On January 6, 1987, the Board of Supervisors for the County of Los Angeles and ex officio the governing body of all other special assessment and taxing districts, agencies and authorities for which said Board so acts adopted a resolution pursuant to Section 25103 of the Government Code which authorized the use of facsimile signatures of the Chairman of the Board on all papers, documents, or instruments requiring his/her signature.

The undersigned hereby certifies that on this ____ day of _____, 20____, the facsimile signature of _____, Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT was affixed hereto as the official execution of this document. The undersigned further certifies that on this date, a copy of the document was delivered to the Chairman of the Board of Supervisors of the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT.

In witness whereof, I have also hereunto set my hand and affixed my official seal the day and year above written.

VIOLET VARONA-LUKENS, Executive Officer
of the Board of Supervisors
of the County of Los Angeles

By _____
Deputy

(LACFCD-SEAL)

APPROVED AS TO FORM

OFFICE OF THE COUNTY COUNSEL

By _____
Deputy

EXHIBIT "A"

181-107
BRANFORD STREET-
CANTARA STREET DRAIN 6EX
181-107-RW 4
A.P.N. 2624-019-901
T.G. 502(E5)
I.M. 189-157
Third District
M0322006

LEGAL DESCRIPTION

PARCEL NO. 6EX (Quitclaim of a portion of fee):

All that portion of that parcel of land in Block 258, of The Maclay Rancho Ex Mission of San Fernando, as shown on map recorded in Book 37, pages 5 to 16, inclusive, of Miscellaneous Records, in the office of the Recorder of the County of Los Angeles, described in deed to the LOS ANGELES COUNTY FLOOD CONTROL DISTRICT, recorded in Book 44946, page 333, of Official Records, in the office said Recorder.

Containing: 4,424± square feet.